

Telephone: 01827 60519
Facsimile: 01827 69018



98 LICHFIELD STREET
TAMWORTH
STAFFORDSHIRE B79 7QF

PETER J. HICKS
— & Co. —
CHARTERED SURVEYORS

**MODERN INDUSTRIAL BUILDING
TO LET
AT
UNIT 4 COMMON BARN FARM
TAMWORTH ROAD,
LICHFIELD WS14 9PX**



- **WORKSHOP: 389.29 SQ M (4190 SQ FT)**
- **PLEASANT RURAL LOCATION**
- **WITHIN 10 MINUTES OF M42**

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PETER J. HICKS & CO CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Messrs. Peter J. Hicks & Co for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or a contract.
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) no person in the employment of Messrs. Peter J. Hicks & Co or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) all rentals and prices are quoted exclusive of VAT.

UNIT 4 COMMON BARN FARM, TAMWORTH ROAD

LOCATION

Common Barn Farm lies off the A51 Tamworth Road between Tamworth and Lichfield, close to Hopwas. There is excellent access via its proximity to the A5 and A38 trunk roads and the M42 and M6 Toll. Access to Common Barn Farm is via a tarmac driveway with electric gate.

DESCRIPTION

The building is of brick construction having part timber and part profile steel clad walls insulated internally and having a single span roof. Access is provided by a steel up and over door. Leading off the workshop are a reception and 3no. offices.

ACCOMMODATION

WORKSHOP: 389.28 sq m (4190 sq ft)

OUTSIDE: Concrete accessway and loading area and hard surfaced shared car park.

GENERAL INFORMATION

TENURE: The premises are available to let on a new lease for a term of years to be negotiated. The Lease to be on usual full repairing and insuring terms.

RENT: £23,000.00 per annum exclusive.

SERVICES: Mains water and electricity (including extensive 3 phase supply distributed through the premises) are connected. Drainage is by way of private septic arrangements and tank gas is available.

RATING

ASSESSMENT: From the Valuation Office Agency Website, we advise the following:-

Rateable Value: £21,250.00

Rates Payable: £9,180.00 approx *

* For the period 1st April 2026 to 31st March 2027


Prospective occupiers are advised to make their own enquiries by contacting Lichfield District Council on (01543) 308000.

TOWN PLANNING: The premises would suit Class E or B8 (light industrial or storage) use.

EPC: EPC awaited.

UNIT 4 COMMON BARN FARM, TAMWORTH ROAD

- VAT:** VAT will be levied on the rent.
- COSTS:** Each party shall pay their own legal costs.
- VIEWING:** Strictly via prior appointment with the sole agents:

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Peter J. Hicks & Co., have not tested any apparatus, equipment or services and no warranty as to their condition or suitability is confirmed or implied. Any prospective purchaser/tenant is advised to obtain verification from their Surveyor or Solicitor.



LOCATION PLAN

4 COMMON BARN FARM
 TAMWORTH ROAD
 HOPWAS, LICHFIELD

NOT TO SCALE



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